



Location  
2318 Atwood Avenue

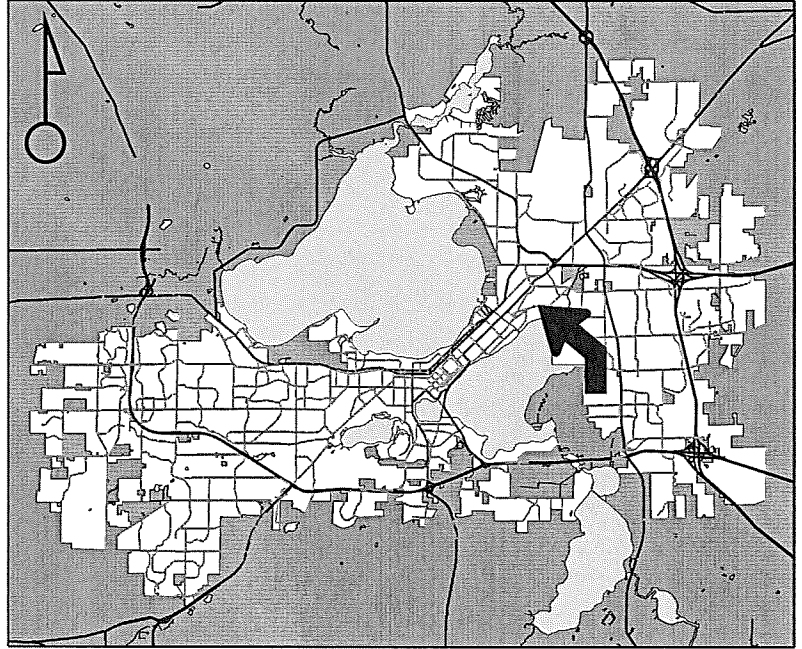
Project Name  
Plourd Residence

Applicant  
Rhonda & Philip Plourd –  
Plourd Properties, LLC

Existing Use  
Residential/commercial building

Proposed Use  
Convert residential/commercial  
building into two-family residence

Public Hearing Date  
Plan Commission  
03 June 2013



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 May 2013



Date of Aerial Photography : Spring 2010



# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:

Amt. Paid 650 - Receipt No. 141873  
 Date Received 4/17/2013  
 Received By ADP  
 Parcel No. 0710-064-3704-2  
 Aldermanic District 6 - Rummel  
 Zoning District TS-S  
 Special Requirements R.E.  
 Review Required By:  
 Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_  
 Form Effective: February 21, 2013

1. Project Address: 2318 Atwood Avenue  
 Project Title (if any): \_\_\_\_\_

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning  Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

APR 17 2013  
 9:17 AM  
 Planning & Community  
 & Economic Development

3. Applicant, Agent & Property Owner Information:

Applicant Name: RHONDA & PHILIP PLOURD Company: PLOURD PROPERTIES, LLC  
 Street Address: 802 STONEY HILL LANE City/State: COTTAGE GROVE, WI Zip: 53527  
 Telephone: 608 839-0204 Fax: ( ) Email: rhonda.plourd@gmail.com

Project Contact Person: RHONDA PLOURD Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: 608 239-9008 Fax: ( ) Email: rhonda.plourd@gmail.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Return the main (first) floor of 2318 Atwood to residential housing.

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans including:\***

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- ~~Grading and Utility Plans (existing and proposed)~~
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building <sup>Photos (4 sides)</sup> ~~Elevation Drawings~~ (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- ~~Seven (7) copies~~ of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Name                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*. **\$650.00**

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com).

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Marsha Rummel, District 6 Alder, contacted 3-19-13

Lon Host-Jablonski, Chair of Schenk-Atwood-Starkweather Yahara Council, 3-21-13.

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 3-19-13 Zoning Staff: Mary Tucker Date: 3-19-13

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Rhonda Plourd Relationship to Property: owner  
Authorizing Signature of Property Owner Rhonda Plourd Date 4-17-2013

2318 Atwood Avenue  
Application for Conditional Use

This application for conditional use is to return the first floor of 2318 Atwood Avenue to residential housing.

The house at 2318 Atwood Avenue was built in 1915. It is a two-story structure with a first floor of approximately 1,100 square feet and a second floor containing 730 square feet. In the 1950s a zoning change occurred to use the first floor as a dentist office. After the dentist left in the 1970s, the space was used by a few businesses, but within the last 10 to 15 years, the first floor has been returned residential/rental housing without proper zoning.

We purchased this property on Feb. 28, 2013. It is our intention to upgrade both the interior and exterior of the property. This will include repairs in accordance with an August 2012 building inspection. The first floor provides a spacious three-bedroom apartment and the second floor a bright two-bedroom apartment that will attract quality tenants to the area.

Through our partnership in Deacon Housing, LLC, we have purchased three other declining properties on the East Isthmus and refurbished them. These include: 407-409 S. Livingston Street, 2434 Sommers Avenue, and 2304-08 Atwood Avenue. We have had positive feedback from neighbors about the improvements made to the buildings. We plan to do the same at 2318 Atwood Avenue.

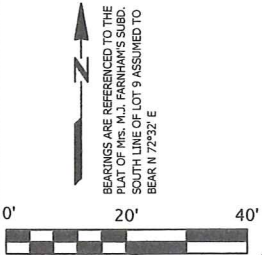
Submitted by:  
Rhonda and Phil Plourd  
Plourd Properties, LLC  
802 Stoney Hill Lane  
Cottage Grove, WI 53527  
Telephone: 608-239-9008  
Email: [rhonda.plourd@gmail.com](mailto:rhonda.plourd@gmail.com)

# Plat of Survey

DESCRIPTION:

Description: Document Number 4976507

Part of Lot Nine (9), Mrs. M.J. Farnham's Subdivision, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at a point 198 feet Northeastly from the intersection of Northwestly line of Atwood Avenue and the Southeastly line of the Chicago, Milwaukee, St. Paul and Pacific Railway; thence Northeastly along the Northwestly line of Atwood Avenue, 40 feet; thence Northwestly and at right angles to Atwood Avenue to the Southeastly line of the railroad; thence Southwestly along said Southeastly line to a stake 40 feet Southwestly measured at right angles, of the last described line; thence Southeastly and at right angles to Atwood Avenue to the point of beginning.



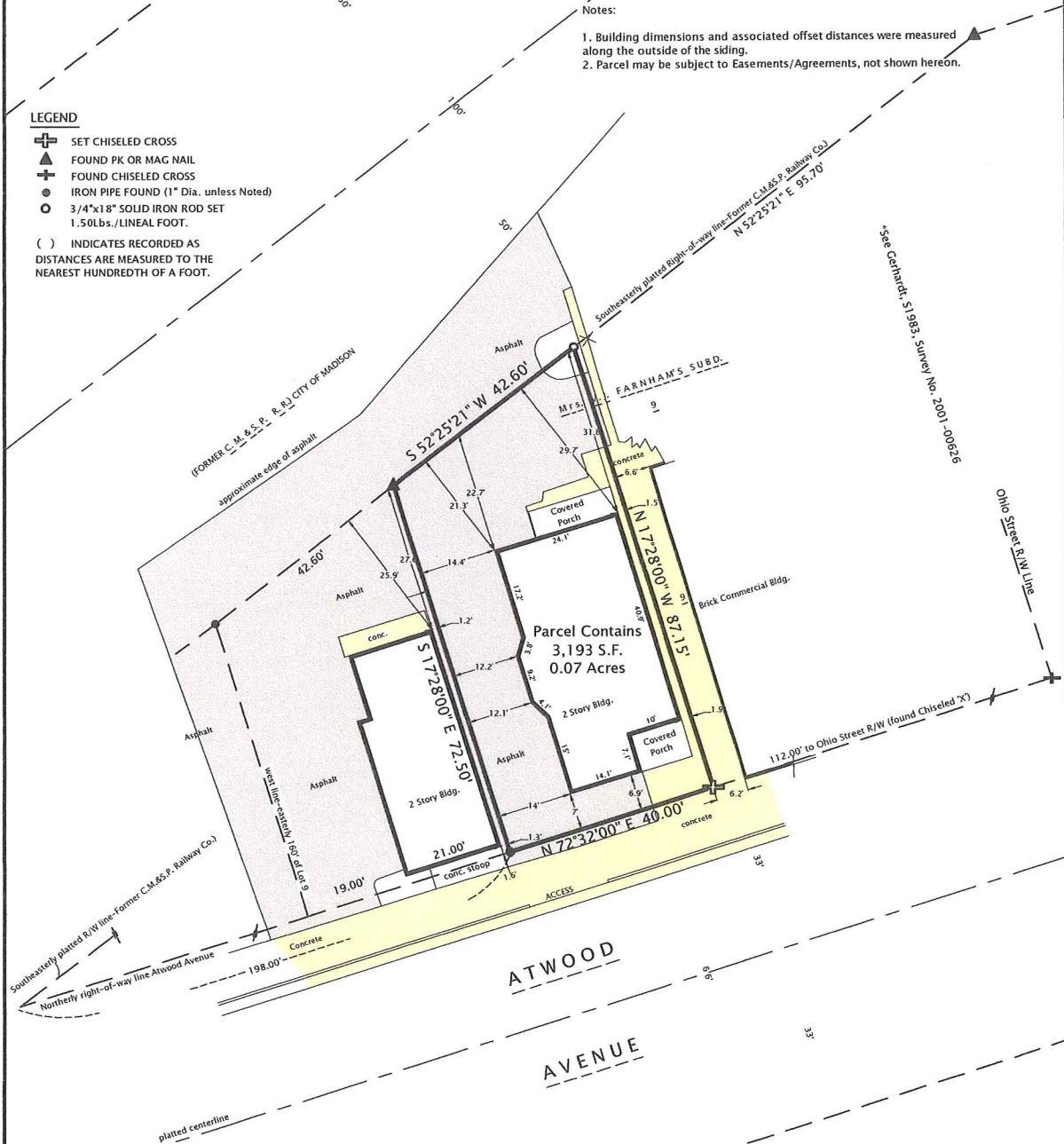
BEARINGS ARE REFERENCED TO THE PLAT OF MRS. M. J. FARNHAM'S SUBD. SOUTH LINE OF LOT 9 ASSUMED TO BEAR N 72°32' E

Notes:

1. Building dimensions and associated offset distances were measured along the outside of the siding.
2. Parcel may be subject to Easements/Agreements, not shown hereon.

LEGEND

- ⊕ SET CHISELED CROSS
  - ▲ FOUND PK OR MAG NAIL
  - ⊕ FOUND CHISELED CROSS
  - IRON PIPE FOUND (1" Dia. unless Noted)
  - 3/4"x18" SOLID IRON ROD SET 1.50Lbs./LINEAL FOOT.
- ( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 16th day of April, 2013: Paul A. Spetz, S 2525

SURVEYED FOR:  
RHONDA PLOURD  
2318 ATWOOD AVENUE  
MADISON, WI 53704  
SURVEYED BY:  
ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

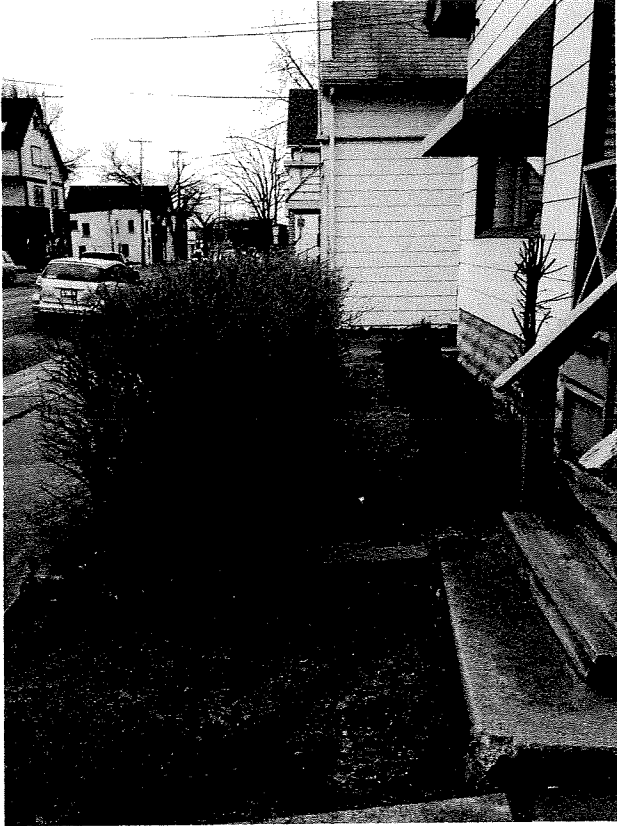
Landscaping Plan  
2318 Atwood Avenue  
Conditional Use Application

The area available for landscaping is a 10 feet by approximately 21 feet piece between the house and sidewalk. Our plan is:

- 1) Remove current bushes. The current location is too close to the sidewalk. At the current height, it is difficult to see oncoming traffic when exiting the driveway.
- 2) Remove the 4 wood planters. It doesn't appear that the planters can be salvaged. If one or two can be saved, they can be planted with annuals and placed near the stairs and adjacent alley.
- 3) Plant 3 barberry bushes along the house side of the bed.
- 4) Plant perennials, such as black-eyed susans, coneflowers, daisies in front of the bushes.

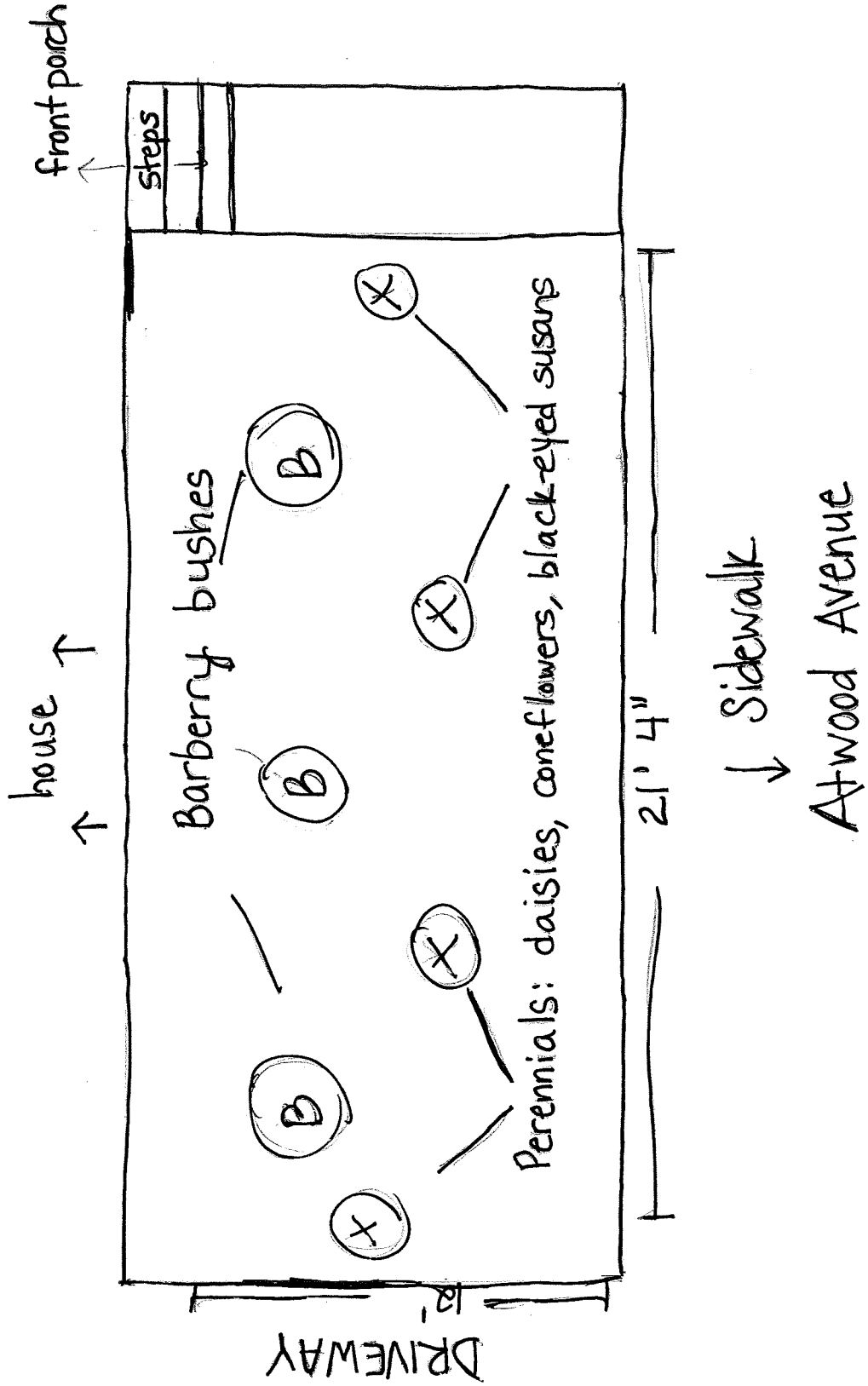
Photos of current landscape:





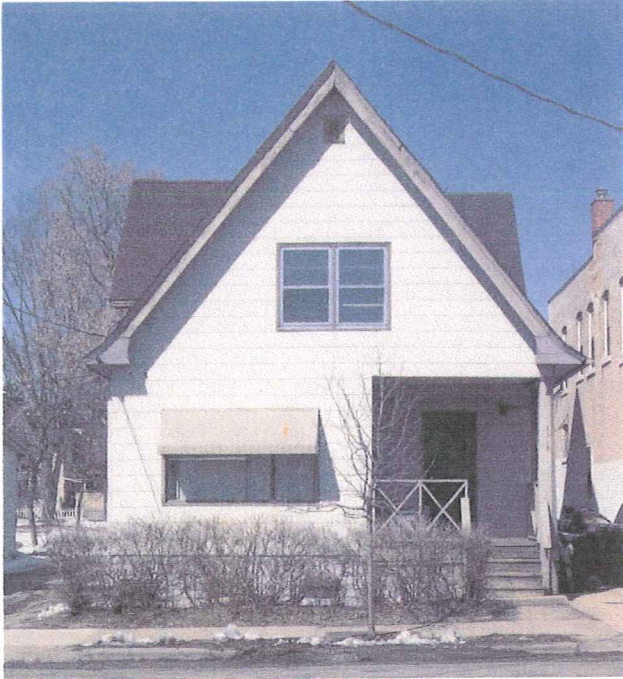


2318 ATWOOD AVENUE  
LANDSCAPING PLAN

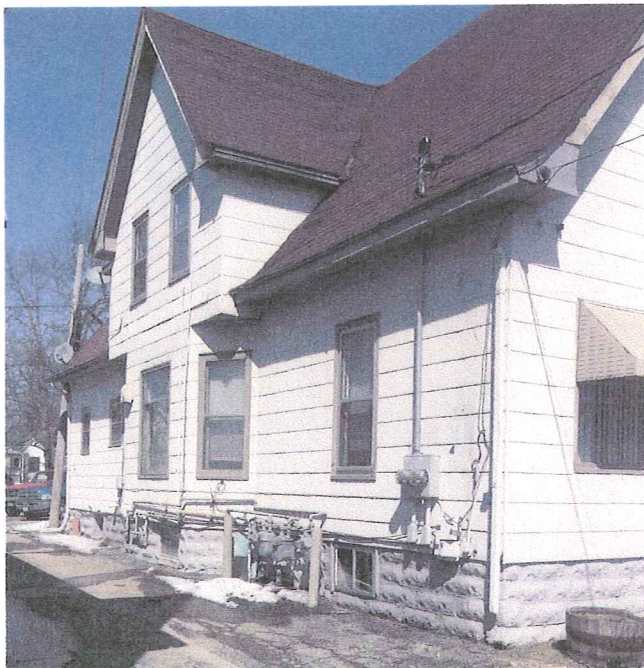


Building Views  
2318 Atwood Avenue  
Conditional Use Application

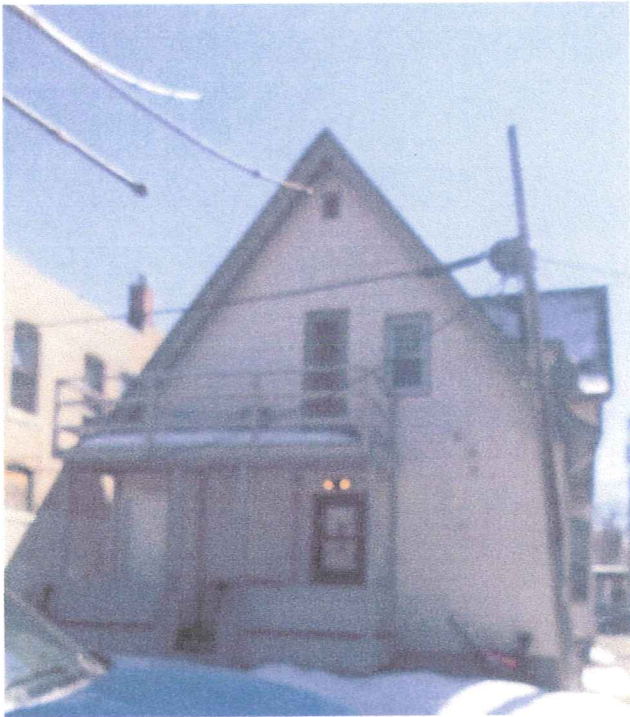
Front:



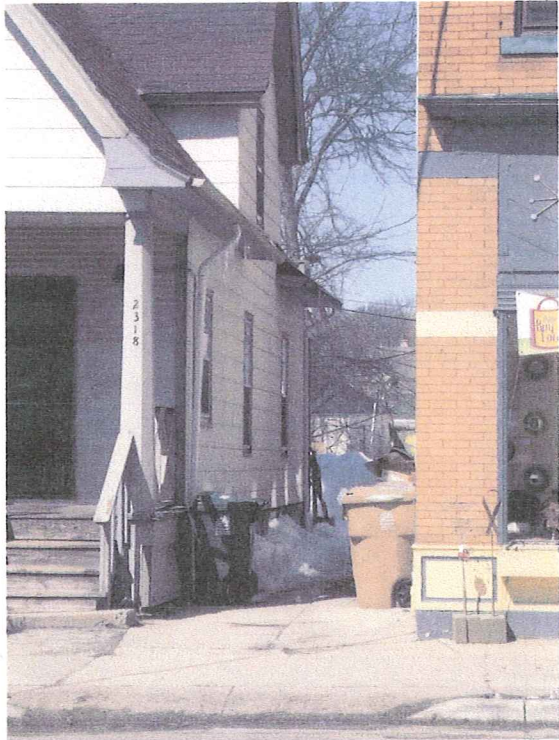
West/Neighboring 2312/14 Atwood:



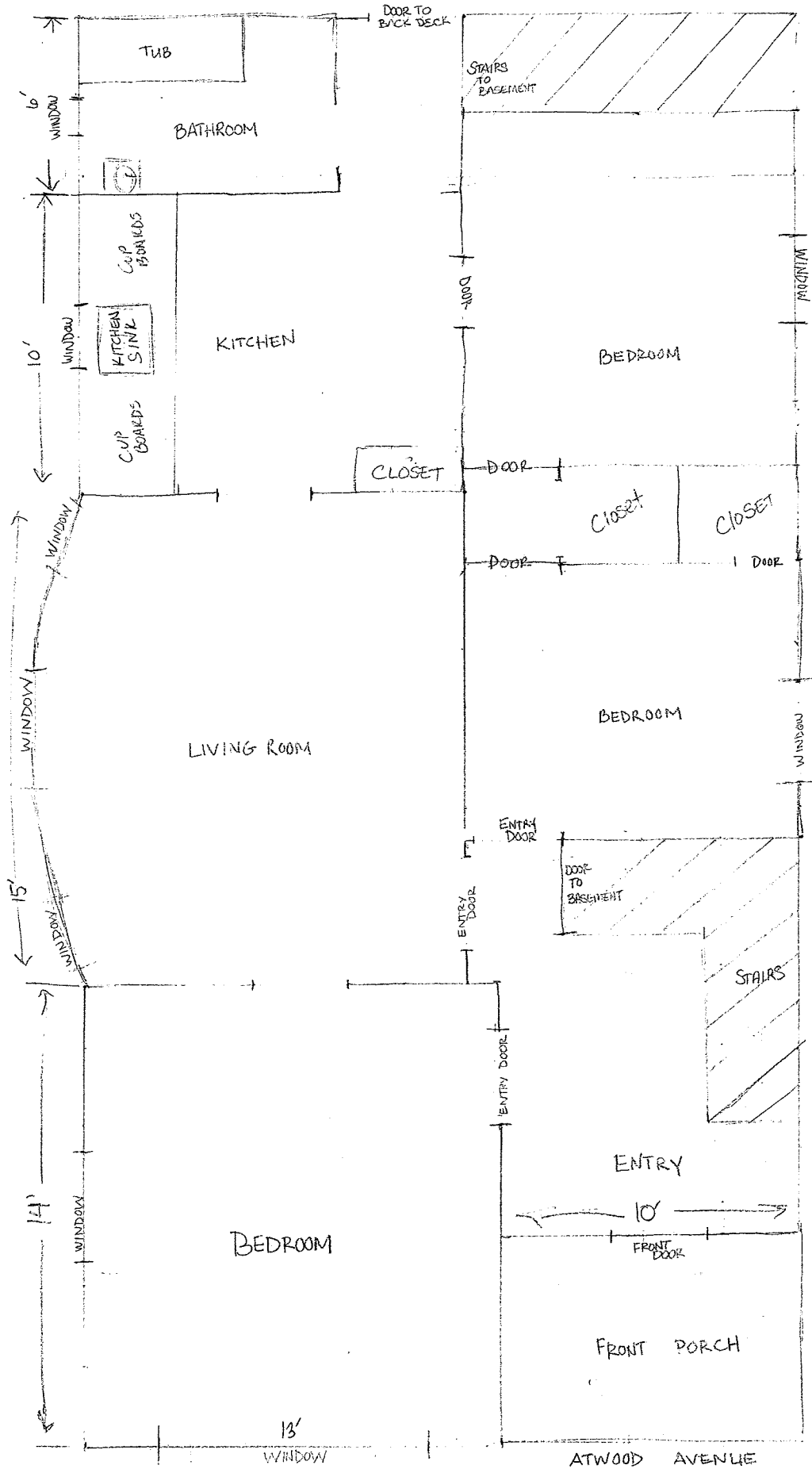
Rear of the 2318 Atwood:



East side of building neighboring 2322 Atwood:



2318 ATWOOD AVENUE  
FIRST FLOOR



2318 ATWOOD AVENUE  
SECOND FLOOR

